

**A REGULAR MEETING OF THE TOWN OF TELLURIDE  
HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**

**JUNE 21, 2017**

**WEDNESDAY 6:00 PM**

**REBEKAH HALL, TELLURIDE, CO  
113 WEST COLUMBIA AVENUE**

- **SITE WALK – 5:30 PM at 225 SOUTH OAK STREET**

**I. CALL TO ORDER (6:00 pm)**

**II. APPROVAL OF MINUTES**

1. April 21, 2017 HARC Chairperson Meeting Minutes
2. May 19, 2017 HARC Chairperson Meeting Minutes
3. May 17, 2017 HARC Meeting Minutes

**III. STAFF ANNOUNCEMENTS**

**IV. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**

**V. PUBLIC HEARING ITEMS**

1. **PROJECT TITLE:** Rosenthal Residence (6:10 pm) – *continued from the March 15, 2017 and May 17, 2017 HARC meetings*

**SUMMARY:** Consideration of a small scale application for new construction in the Accommodations II zone district which will contain 1,500 square feet or more of floor area, but not more than 5,000 square feet of floor area, per LUC 7-203.B.2.

**LEGAL DESCRIPTION:** Parcel C, Lot 37, Backman Village Subdivision

**ADDRESS:** 792 W. Smuggler Ave.

**ZONE DISTRICT:** Accommodations II (AC-2)

**OWNER:** 792 Mahoney Drive, LLC

**APPLICANT:** Sante Architects

**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

2. **PROJECT TITLE:** Lot 8E Depot CA Extension (7:00 pm)

**SUMMARY:** A request for approval of a 3 year extension of a Certificate of Appropriateness (CA# 9844), per LUC Section 7-206.J, for a small scale new construction, per LUC 7-203.B.2 & LUC 7-203.B.11.

**LEGAL DESCRIPTION:** Lot 8E, East Depot PUD

**ADDRESS:** 401 Depot Avenue

**ZONE DISTRICT:** Accommodations II

**OWNER:** 401 Depot Avenue, LLC

**APPLICANT:** Nicole Pieterse

**STAFF MEMBER:** James Van Hooser, Planner I

3. **PROJECT TITLE:** Stevenson Residence Addition (7:30 pm)

**SUMMARY:** Consideration of a small scale addition in the Accommodations I zone district which will increase the structure's floor area by more than 25% and result in a building which will contain more than 1,000 but less than 2,500 square feet of floor area, per LUC 7-203.B.4.

**LEGAL DESCRIPTION:** Block 8, Lot 3, West Telluride Addition (WTA)

**ADDRESS:** 511 W Pacific Avenue

**ZONE DISTRICT:** Accommodations I

**OWNER:** Elizabeth Stevenson

**APPLICANT:** Clay Wadman

**STAFF MEMBER:** James Van Hooser, Planner I

4. **PROJECT TITLE:** Oak Street, LLC (8:30 pm)  
**SUMMARY:** **A)** Consideration of a preliminary large scale application for new construction in the Residential/Commercial zone district that will contain more than 2,500 square feet of floor area, per LUC 7-203.A; and **B)** repositioning of a rated (Contributing) THAS Primary Structure per LUC 7-203.B.14  
**LEGAL DESCRIPTION:** Block 18, Lot 11, Town of Telluride (TOT)  
**ADDRESS:** 225 South Oak Street  
**ZONE DISTRICT:** Residential/Commercial (R/C)  
**OWNER:** Oak Street, LLC  
**APPLICANT:** Dylan Henderson, Architect  
**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

## VI. WORK SESSION

5. **PROJECT TITLE:** 517 West Pacific – Mauna Moku (9:30 pm)  
**SUMMARY:** A work session to consider an addition to a THAS Supporting residence in the Accommodations One zone district, per LUC 5-201.C  
**LEGAL DESCRIPTION:** Lot 5 and the East ½ of Lot 6, Block 8, West Telluride Addition (WTA)  
**ADDRESS:** 517 West Pacific Avenue  
**ZONE DISTRICT:** Accommodations One (AC-1)  
**OWNER:** Mauna Moku, LLC  
**APPLICANT:** Dylan Henderson, Architect  
**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

## VII. BOARD AND STAFF DISCUSSION

## VIII. ADJOURN

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170. More complete information is on file and available at Rebekah Hall, 113 W. Columbia, (970) 728-2170. If you would like to comment on the proposed development, please forward your comment letter to “Attention: Historic and Architectural Review Commission” by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970) 728-3078, by e-mail to Jonna Wensel at [jwensel@telluride-co.gov](mailto:jwensel@telluride-co.gov), or in person to Rebekah Hall at the address listed above. **Written comments must be received by staff no later than 10 a.m. on the Wednesday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the hearing.**

**NOTE: HARC may request public comment to be kept to 5 minutes per person in the interest of managing the agenda.**

**NOTE: Times are approximate.**